

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. OID-2026-0012**

**FOR THE CONSIDERATION OF  
COUNCIL**

May 6, 2026

**SUBJECT: Detailed Property Status Update: Property 389 (Virginia Community Hall) and Property 248 (Jericho House)**

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**1. RECOMMENDATION:**

1. That Council receive Report No. OID-2026-0012 prepared by the Infrastructure Planning & Operations Support Division, Operations and Infrastructure Department dated May 6, 2026 regarding the Detailed Property Status Update for Property 389 better known as Virginia Community Hall and Property 248 better known as Jericho House;
2. That Council declare the lands municipally known as Virginia Community Hall surplus to the needs of the Town, in accordance with Policy DAS CL 029 – Procedures Governing the Sale and Disposition of Land; and,
3. That Council authorize staff to undertake the preparatory work necessary to support the future sale and disposition of the Virginia Community Hall lands, as generally described in this report, including the following:
  - a. Severance of a portion of the Virginia Community Hall lands to accommodate parking for Virginia United Church;
  - b. Completion of a final survey and registration of a reference plan, together with any associated title documents required to implement the severance affecting both the Virginia Community Hall lands and the Virginia United Church lands.

**2. PURPOSE:**

The purpose of this report is to provide Council with a status update on Virginia Community Hall and Jericho House, seek approval of the preferred parking severance arrangement associated with Virginia United Church, and obtain authorization to advance the planning, survey, and legal work necessary to prepare the Virginia Community Hall lands for disposition following demolition.

**3. BACKGROUND:**

On October 30, 2024 Council approved [Report No. OID2024-0005](#), *Land Invest–Divest Strategy and Framework*, prepared by the Asset Management Division. That

report established a comprehensive framework to guide the strategic review, management, and potential divestiture of municipal land assets. It also specifically directed staff to proceed with the recommendations related to the Virginia Community Hall. These recommendations included reviewing matters associated with the adjacent Virginia United Church lands, advancing demolition of the existing structure, and reporting back to Council with final details and approvals related to the potential divestiture of the property.

Concurrently, planning for the demolition of Jericho House was advanced. This Town-owned structure had been identified as no longer serving an active municipal purpose and was associated with ongoing condition, safety, and liability concerns. While Jericho House was not being considered for disposition at this time, demolition was identified as an appropriate risk mitigation and asset management measure, consistent with the Town's broader facilities and infrastructure stewardship objectives.

This report provides Council with an update on work undertaken since the 2024 approval, summarizes the findings of the parking analysis related to the adjacent Virginia United Church property, and seeks Council direction on the next steps required to prepare the Virginia Community Hall lands for potential disposition following demolition.

#### **4. ANALYSIS:**

Pursuant to Council's previously approved direction, demolition of both the Virginia Community Hall and Jericho House has been advanced through a competitive procurement process. A Request for Proposals was issued and closed on March 24, 2026, with contract award completed on April 20, 2026. As a result, both buildings are now progressing toward demolition in accordance with established municipal procurement practices.

In advance of demolition, staff undertook a series of technical investigations and measures to confirm that both sites were suitable for safe, controlled, and predictable demolition. This work included surveys, environmental site assessments, designated substances audits, and servicing confirmations. The completion of these investigations ensures reduced risk, regulatory compliance, and minimized potential for unforeseen constraints or liabilities.

In addition to the baseline work undertaken for both properties, staff completed further technical, planning, and property-specific analysis for the Virginia Community Hall. Given Council's prior direction to advance this site toward potential surplus declaration and disposition, this additional work focused on addressing adjacent property impacts, evaluating parking arrangements affecting Virginia United Church, and preparing the lands for future planning and legal steps following demolition.

The results of these investigations and the preparatory measures completed are summarized in the sections that follow, organized on a site-specific basis.

## **4.1 Property 389 (Virginia Community Hall)**

### **4.1.1 Due Diligence Completed**

For the Virginia Community Hall property, staff completed survey, environmental site assessments (both Phase I and Phase II), designated substances, servicing, and demolition readiness reviews to support both demolition and future disposition planning. Collectively, these investigations confirmed that:

- property boundaries and site configuration are suitable to support demolition activities and potential future land severance;
- no material environmental contamination or remediation issues exist that would impede demolition or sale of the lands;
- regulated building materials identified are typical of the era of construction and can be managed through standard abatement procedures;
- no servicing, access, or external agency constraints affect the site; and
- demolition can proceed in a controlled and predictable manner.

This work provides a sound technical foundation to advance the property toward surplus declaration and disposition once demolition is completed.

### **4.1.2 Adjacent Property Impacts – Virginia United Church**

A critical consideration associated with the Virginia Community Hall lands is the long-standing use of Town-owned parking areas by the adjacent Virginia United Church. As identified in the October 30, 2024 Council Report approving the Land Invest-Divest Strategy and Framework, and related direction specific to Virginia Community Hall, staff were directed to review and address parking arrangements affecting the neighbouring church as part of advancing the property toward demolition and potential future disposition.

In fulfillment of that direction, and in advance of any sale or disposition of the lands, staff undertook a focused parking analysis to assess existing conditions and identify replacement parking solutions that would maintain functional equivalency for the Virginia United Church while minimizing operational and liability risk to the Town.

Three potential parking configurations were evaluated, having regard for parking supply, safety, accessibility, vehicular circulation, and long-term operational implications. Based on this assessment, staff identified a preferred option that:



### **4.1.3 Zoning Amendment**

To better align the Virginia Community Hall lands with their surrounding land use context, the lands could be subject to rezone from Rural (RU) to Highway Commercial (C2). This change reflects the evolution of surrounding land uses along the Provincial Highway corridor, along with Hadden Road's development.

However, staff recommend to maintain the Rural (RU) zoning at this time for the following reasons:

- Long lead time on the public process of rezoning
- No understanding of benefit to a future owner (without knowing the future purchasers' intentions)

### **4.1.4 Preparation for Disposition**

To support the final step in this process, minor remaining work is required once approvals are granted through this report, including:

- the severance of the required parking lands,
- completion of an updated survey,
- registration of the necessary reference plans,
- any final legal and planning due diligence, and,
- an independent appraisal

In preparation for this, and in accordance with Policy DAS-CL-029 – Procedures Governing the Sale and Disposition of Land, staff canvassed the required external agencies on the Town's *intent* to designate the lands as surplus, under the resolution from the October 30<sup>th</sup>, 2024 report. These preparatory actions were undertaken on a precautionary and efficiency-driven basis to identify any potential public agency interest at an early stage such that these could be brought forward during the property update (this report).

Completing the above remaining items, and receiving Council's declaration of surplus land, positions this property to be listed in the coming months.

## **4.2 Property 248 (Jericho House)**

### **4.2.1 Due Diligence Completed**

For the Jericho House property, staff completed a similar but proportionate program of due diligence focused on demolition preparedness and long-term site manageability. This included a survey, environmental site assessment (Phase I), designated substances audit, and servicing reviews. These investigations confirmed that:

- property boundaries and servicing arrangements present no constraints to demolition;
- no environmental concerns were identified that would impede demolition activities;
- regulated building materials present are typical of structures of this age and can be addressed through standard abatement measures; and
- the site can be safely cleared and maintained following demolition.

Unlike the Virginia Community Hall, Jericho House is not being advanced toward disposition. Demolition of the structure is intended to eliminate ongoing safety, condition, and maintenance risks while preserving the flexibility of the lands for potential future municipal use. The removal of the building represents a necessary exercise in responsible asset management and end-of-lifecycle stewardship.

**5. RELATIONSHIP TO STRATEGIC PLAN:**

**Ensuring Balanced Growth –**

Execution of these proposed works have potential to promote and ensure responsible growth

**Delivering service excellence –**

Ensure continued financial sustainability and accountability.

**6. FINANCIAL AND BUDGETARY IMPACT:**

**Property 389 (Virginia):**

The budget for this project was approved on October 30, 2024, with the intent of providing a net-positive return on these expenses during future land sale proceeds. There are material reductions to operating and capital liabilities, and potential future revenue by tax assessment growth.

<b>Property 389 (Virginia Community Hall) – Financial Summary</b>	
	<b>Budget: \$ 150,000.00</b>
<b>Services Rendered</b>	<b>Expense</b>
Site Related Works (Survey, Designated Substance Survey (DSS), Environment Site Assessment (ESA) - Phase I/II, Parking Study)	-\$24,757.41
Demolition & Site Works (Site grading, demolition, parking lot and provisionals)	-\$78,452.40
Non-recoverable HST	-\$1,816.49
	<b>sub-Total</b>
	<b>-\$105,026.30</b>
Balance:	\$44,973.70

The balance of funds are to be used for remaining work items including but not limited to appraisal, listing, legal and survey purposes in order to list the property.

**Property 248 (Jericho):**

By contrast, while Jericho House is not deemed surplus and does not present the same opportunity for cost recovery through disposition, demolition of the existing structure, given its current condition and state of repair, is considered an exercise of fiscal prudence. Removal of the building in a safe and controlled manner will mitigate ongoing safety and liability risks, reduce staff monitoring and maintenance requirements, enhance neighbourhood aesthetics, and create opportunities for improved future community enjoyment of the site. Site related works and demolition cost the Town \$45,189.65, inclusive of non-recoverable HST.

The financial framework supporting this work is grounded in the principle that strategic investment in municipal land management and asset preparation enables the Town to reduce long-term financial exposure, responsibly manage risk, and position itself to realize net positive financial outcomes and future revenue opportunities. Council approval is required to authorize the use of reserve funding necessary to advance this work.

**7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

The Virginia Hall property will be included in the overall invest/divest project page on [www.BuildingGeorgina.ca/](http://www.BuildingGeorgina.ca/)

Site signage will be erected on fencing during site works on both properties.

Sale signage will be posted on site, once the Virginia Hall is listed publicly.

Coordination and communication with the Virginia United Church will be ongoing.

**8. CONCLUSION:**

This report outlines the coordinated technical, planning, and due diligence work undertaken following Council's October 2024 direction to demolish the Virginia Community Hall and advance the property toward potential disposition. Staff have progressed demolition planning, environmental and survey investigations, and servicing confirmations to ensure the lands are brought forward in a sale-ready and risk-managed condition.

In parallel, staff have advanced due diligence and demolition preparation work for Jericho House. These actions represent the active delivery of sound asset management practices, including the responsible retirement and decommissioning of municipal assets that have reached the end of their serviceable lifecycle. Through these prudent measures, the Town is reducing risk and unnecessary operating costs while creating future opportunities to enhance Town-owned properties in a manner that best serves a growing and evolving community.

Staff recommend Council authorize the declaration of the Virginia Community Hall lands surplus and to advance the associated planning, survey, and legal work required to prepare the property for future disposition, in accordance with the Town's land sale and disposition policies. Collectively, these actions will position the Town to respond efficiently to future market opportunities while maintaining transparency, accountability, and adherence to sound asset management principles.

**APPROVALS**

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Recommended By: Michael Vos  
Director, Operations and Infrastructure

Approved By: Rob Wheeler  
Treasurer/Deputy Chief Administrative Officer

Approved By: Ryan Cronsberry  
Chief Administrative Officer